



**CITY OF MANCHESTER**  
**PLANNING AND COMMUNITY DEVELOPMENT**

ZBA 2020-101  
Leon L. LaFreniere, AICP  
Director

Planning & Land Use Management  
Building Regulations  
Code Enforcement Division  
Community Improvement Program  
Zoning Board of Adjustment

Pamela H. Goucher, AICP  
Deputy Director Planning & Zoning  
Michael J. Landry, PE, Esq.  
Deputy Director Building Regulations

September 30, 2020

Roman Catholic Bishop of Manchester (Owner)  
153 Ash Street  
Manchester, NH 03104

John Cronin, Esq. (Agent)  
Cronin Bisson and Zalinsky, P.C.  
722 Chestnut Street  
Manchester, NH 03104

Currier Museum of Art (Applicant)  
Alan Chong  
150 Ash Street  
Manchester, NH 03104

Laura Hartz, Esq. (Agent)  
Orr and Reno, P.A.  
45 S. Main Street  
Concord, NH 03301

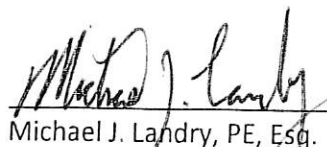
RE: **147 Walnut Street**                      **B-1**  
**Denial of Building Permit**

Your application for a permit dated September 22, 2020 to subdivide a property with two structures on the lot, where proposed lot 23 will have 26,453 SF in lot area and will remain improved with a church and rectory with a side yard setback of 9.1' where 20' is required and with a floor area ratio of 0.52 where 0.50 is required, and where proposed lot 23-1 will have 22,017 SF in lot area and will remain improved with a historic residence known as the Chandler House which will be used as a museum with a floor area ratio of 0.62 where 0.5 is allowed, with a street yard setback of 5.8' for a proposed accessible ramp where 15' is required and with a proposed paved turnaround area to serve handicap accessible spaces with 10' of the street lot line in the C-1 zoning district, all as per documents submitted through September 22, 2020 and with non-compliance listed in the Zoning Review dated September 30, 2020 is hereby acknowledged.

According to Section(s) 6.03(C) Side Yard Setback and 6.06 Floor Area Ratio at Lot 23 and 6.03(A) Street Yard Setback, 6.06 Floor Area Ratio and 10.09(A) Parking Setbacks at Lot 23-1, of the Zoning Ordinance of the City of Manchester, New Hampshire, passed to be ordained on February 7, 2001, this is prohibited. Consequently, I have no authority to grant this permit. Permit is hereby DENIED.

**Note: Site Plan Approval Required**  
**Subdivision Approval Required**  
**Conditional Use Permit Required for Parking**

Further proceedings contemplated pertaining to this application must be pursuant to NH Revised Statutes Annotated 674:33 or the other statutory provisions relative to Zoning Boards of Adjustment, as may be appropriate.

  
Michael J. Landry, PE, Esq.  
Deputy Director, Building Regulations

# ZONING REVIEW

Reviewed By: Glenn Gagne

Date: September 30, 2020

Revised By: -

Revision Date: -

APPLICANT NAME: Laura Hartz, Esquire (Agent) Orr & Reno  
STREET ADDRESS: 147 Walnut Street (Lot 23)  
ZONE: C-1

TELEPHONE: 603-223-9128  
STREET STATUS: Accepted  
MAP / LOT: 18 / 23  
WARD: 2

## OVERLAY DISTRICTS:

- ☐ Flood Plain
- ☐ Residential-PO
- ☐ Historic District (AMH, ACH)
- ☐ Airport Navigational Hazard
- ☐ Airport Approach
- ☐ Airport Noise
- ☐ Arena Overlay
- ☐ Lake Massabesic Protection Overlay
- ☐ Manchester Landfill Groundwater Management (ML-GMZ)

## PLANNING DEPARTMENT/BOARD ACTION:

- ☒ Site Plan
- ☒ Subdivision
- ☐ Planned Development
- ☐ Conditional Use Permit
- ☐ Voluntary Merger
- ☐ Heritage Commission

DIMENSIONS	EXISTING	PROPOSED
Area of Lot (Square Feet)	48,560	26,453
Area of Building on Lot (Square Feet)	11,844 & 4,900	11,844
Number of Stories	1, 2 & 3	1 & 2
Total Area of All Floors (Square Feet)	13,589 & 9,505	13,589

ARTICLE 5 - USES	PERMITTED PER	NOT PERMITTED PER	REMARKS
<input type="checkbox"/> Church with rectory	5.10 (J) 9		
<input type="checkbox"/>			
<input type="checkbox"/>			
<input type="checkbox"/>			

ARTICLE 6 DIMENSIONAL REQUIREMENTS	SECTION	ALLOWED/ REQUIRED	PROPOSED/ EXISTING	REMARKS
<input type="checkbox"/> Min. Buildable Lot Area	6.01	10,000 SF	25,007 SF	OK
<input type="checkbox"/> Minimum Lot Front	6.02	100' (Min)	106.82'	OK
<input type="checkbox"/> Minimum Lot Width	6.02	100' (Min)	106.82'	OK
<input type="checkbox"/> Front Yard Setback - Beech St.	6.03 (A)	15' (Min)	20'	OK
<input type="checkbox"/> Street Yard Setback - Orange St.	6.03 (A)	15' (Min)	15.4'	OK
<input checked="" type="checkbox"/> Side Yard Setback	6.03 (C)	20' (Min)	9.1'	N/C - Proposed lot line for subdivision.
<input type="checkbox"/> Street Yard Setback - Walnut St.	6.03 (A)	15' (Min)	15.8'	OK
<input type="checkbox"/> Lot Coverage (%)	6.04	75% (Max)	56%	OK
<input type="checkbox"/> Height in Feet	6.05	35' (Max)	Less	OK
<input type="checkbox"/> Height in Stories	6.05	2.5 (Max)	1 & 2	OK
<input checked="" type="checkbox"/> Floor Area Ratio	6.06	0.5 (Max)	0.52	N/C - Increased by subdivision & reduced lot size.

ZONING ITEM	SECTION	ALLOWED/ REQUIRED	PROPOSED	REMARKS
<input type="checkbox"/> Parking, No. of Spaces	10.03 (B)	125	3	Existing N/C
<input type="checkbox"/> Parking, Setbacks	<input type="checkbox"/> 10.09 (A) <input type="checkbox"/> 10.09 (B)	See Ord. -	See Plan -	OK -
<input type="checkbox"/> Parking, Screening	10.07(K)4	N/R	-	-
<input type="checkbox"/> Parking, Paving	10.07 (E)	Required	Existing	OK
<input type="checkbox"/> Parking, Bumpers	10.07 (K)1	N/R	-	-
<input type="checkbox"/> Parking, Layout	10.06 (A)	See Ord.	See Plan	OK
<input type="checkbox"/> Parking, Maneuvering	10.07(D)	See Ord.	See Plan	OK
<input type="checkbox"/> Loading, Off-Street # of Spaces	10.05 (2)	N/R	-	-
<input type="checkbox"/> Loading, Dimension of Area	10.06 (C)	-	-	-
<input type="checkbox"/> Loading, Maneuvering	10.06 (C)	-	-	-
<input type="checkbox"/> Driveways, Width	10.08 (C)	24', 36'	22'	OK
<input type="checkbox"/> Driveways, Location	<input type="checkbox"/> 10.08 (A) <input type="checkbox"/> 10.08 (B)	See Ord. See Ord.	See Plan See Plan	Existing N/C OK
<input type="checkbox"/> Visibility at Corners	8.27 (E)	Required	See Plan	OK
<input type="checkbox"/> Accessible Spaces, Number	10.03 (D)	-	-	-
<input type="checkbox"/> Accessible Spaces, Dimensions	<input type="checkbox"/> 10.06 (B)	-	-	-
<input type="checkbox"/> Screening/Buffers	<input type="checkbox"/> 6.08 (A) <input type="checkbox"/> 6.08 (B)	See Ord.	See Plan	OK
<input type="checkbox"/> Landscaping	10.07 (G)	N/R	-	-
<input type="checkbox"/> Signs	<input type="checkbox"/> 9.08 (A) <input type="checkbox"/> 9.09 (B)	See Ord.	See Plan	OK - Existing free-standing location, no info on size or height - no change.
<input type="checkbox"/> Fences, Walls	<input type="checkbox"/> 8.27 (B) <input type="checkbox"/> 8.27 (C) <input type="checkbox"/> 8.27 (D)	See Ord. - -	See Plan - -	OK - 4' high fence street/front and side yard. - -
<input type="checkbox"/> Accessory Structures & Uses	<input type="checkbox"/> 8.29 (A) <input type="checkbox"/> 8.29 (B)	See Ord.	See Plan	OK - A/C Condensers
<input type="checkbox"/> Other	-	-	-	-

**PARKING SPACE REQUIREMENT:**

Building Use	Unit of Measurement	Computation	Spaces Required
Church	1 per 4 seats	500 seats / 4 = 125	125
		<b>TOTAL:</b>	125

Additional Information: -

DATE OF PLAN SUBMISSION: September 22, 2020

# ZONING REVIEW

Reviewed By: Glenn Gagne

Date: September 30, 2020

Revised By: -

Revision Date: -

APPLICANT NAME: Laura Hartz, Esquire (Agent) Orr & Reno  
STREET ADDRESS: 147 Walnut Street (Lot 23-1)  
ZONE: C-1

TELEPHONE: 603-223-9128 WARD: 2  
STREET STATUS: Accepted  
MAP / LOT: 18 / 23-1

## OVERLAY DISTRICTS:

- ☐ Flood Plain
- ☐ Residential-PO
- ☐ Historic District (AMH, ACH)
- ☐ Airport Navigational Hazard
- ☐ Airport Approach
- ☐ Airport Noise
- ☐ Arena Overlay
- ☐ Lake Massabesic Protection Overlay
- ☐ Manchester Landfill Groundwater Management (ML-GMZ)

## PLANNING DEPARTMENT/BOARD ACTION:

- ☒ Site Plan
- ☒ Subdivision
- ☐ Planned Development
- ☒ Conditional Use Permit
- ☐ Voluntary Merger
- ☐ Heritage Commission

DIMENSIONS	EXISTING	PROPOSED
Area of Lot (Square Feet)	48,560	22,107
Area of Building on Lot (Square Feet)	11,844 & 4,900	4,900
Number of Stories	1, 2 & 3	3
Total Area of All Floors (Square Feet)	13,589 & 9,505	13,732

ARTICLE 5 - USES	PERMITTED PER	NOT PERMITTED PER	REMARKS
<input type="checkbox"/> Cultural facilities, such as museums & libraries	5.10 (J) 5		
<input type="checkbox"/>			
<input type="checkbox"/>			
<input type="checkbox"/>			

ARTICLE 6 DIMENSIONAL REQUIREMENTS	SECTION	ALLOWED/ REQUIRED	PROPOSED/ EXISTING	REMARKS
<input type="checkbox"/> Min. Buildable Lot Area	6.01	10,000 SF	21,529 SF	OK
<input type="checkbox"/> Minimum Lot Front	6.02	100' (Min)	113.35'	OK
<input type="checkbox"/> Minimum Lot Width	6.02	100' (Min)	113.35'	OK
<input checked="" type="checkbox"/> Front Yard Setback - Beech St.	6.03 (A)	15' (Min)	5.8'	N/C - Proposed handicapped access ramp.
<input type="checkbox"/> Street Yard Setback - Myrtle St.	6.03 (A)	15' (Min)	19'	OK
<input type="checkbox"/> Side Yard Setback	6.03 (C)	20' (Min)	19.4'	OK
<input type="checkbox"/> Street Yard Setback - Walnut St.	6.03 (A)	15' (Min)	94'	OK
<input type="checkbox"/> Lot Coverage (%)	6.04	75% (Max)	42%	OK
<input type="checkbox"/> Height in Feet	6.05	35' (Max)	46'	Existing N/C
<input type="checkbox"/> Height in Stories	6.05	2.5 (Max)	3	Existing N/C
<input checked="" type="checkbox"/> Floor Area Ratio	6.06	0.5 (Max)	0.62	N/C - Increased by subdivision & reduced lot size.



# GENERAL ZONING PROVISIONS

Page 2 of 2

ZONING ITEM	SECTION	ALLOWED/REQUIRED	PROPOSED	REMARKS
<input checked="" type="checkbox"/> Parking, No. of Spaces	10.03 (B)	46	1	N/C - Conditional Use by the Planning Board.
<input checked="" type="checkbox"/> Parking, Setbacks	<input checked="" type="checkbox"/> 10.09 (A) <input type="checkbox"/> 10.09 (B)	See Ord. -	See Plan -	N/C - Pavement for other than site access within 10' of street lot line.
<input type="checkbox"/> Parking, Screening	10.07(K)4	N/R	-	-
<input type="checkbox"/> Parking, Paving	10.07 (E)	Required	Yes	OK
<input type="checkbox"/> Parking, Bumpers	10.07 (K)1	Required	See Plan	OK - Sign for HC space will act as a bumper.
<input type="checkbox"/> Parking, Layout	10.06 (A)	See Ord.	See Plan	OK
<input type="checkbox"/> Parking, Maneuvering	10.07(D)	See Ord.	See Plan	OK
<input type="checkbox"/> Loading, Off-Street # of Spaces	10.05 (2)	N/R	-	-
<input type="checkbox"/> Loading, Dimension of Area	10.06 (C)	-	-	-
<input type="checkbox"/> Loading, Maneuvering	10.06 (C)	-	-	-
<input type="checkbox"/> Driveways, Width	10.08 (C)	24', 36'	16' & 22'	OK
<input type="checkbox"/> Driveways, Location	<input type="checkbox"/> 10.08 (A) <input type="checkbox"/> 10.08 (B)	See Ord. See Ord.	See Plan See Plan	OK OK
<input type="checkbox"/> Visibility at Corners	8.27 (E)	Required	See Plan	OK
<input type="checkbox"/> Accessible Spaces, Number	10.03 (D)	-	1	OK
<input type="checkbox"/> Accessible Spaces, Dimensions	<input type="checkbox"/> 10.06 (B)	See Ord.	See Plan	OK
<input type="checkbox"/> Screening/Buffers	<input type="checkbox"/> 6.08 (A) <input type="checkbox"/> 6.08 (B)	See Ord.	See Plan	OK
<input type="checkbox"/> Landscaping	10.07 (G)	N/R	-	-
<input type="checkbox"/> Signs	<input type="checkbox"/> 9.08 (A) <input type="checkbox"/> 9.09 (B)	See Ord.	See Plan	OK - Proposed free-standing near Walnut Street
<input type="checkbox"/> Fences, Walls	<input type="checkbox"/> 8.27 (B) <input type="checkbox"/> 8.27 (C) <input type="checkbox"/> 8.27 (D)	See Ord. See Ord. See Ord.	See Plan See Plan See Plan	OK - Retaining walls in front/street yard 3.5' & 5' high. OK - No fences on retaining walls. OK - Retaining walls within 10' of lot lines < 4' in height
<input type="checkbox"/> Accessory Structures & Uses	<input type="checkbox"/> 8.29 (A) <input type="checkbox"/> 8.29 (B)	See Ord.	See Plan	OK - Generator and A/C Condensers
<input type="checkbox"/> Other	-	-	-	-

## PARKING SPACE REQUIREMENT:

Building Use	Unit of Measurement	Computation	Spaces Required
Museum	1 per 300 SF	13,732 SF / 300 = 45.8	46
		TOTAL:	46

Additional Information: -

DATE OF PLAN SUBMISSION: September 22, 2020



City of Manchester  
Planning & Community Development  
One City Hall Plaza-West Wing  
Manchester, NH 03101  
(603) 624-6475  
[www.manchesternh.gov](http://www.manchesternh.gov)

Leon L. LaFreniere, AICP  
Director  
  
Pamela H. Goucher, AICP  
Deputy Director Planning & Zoning  
  
Michael J. Landry, PE, Esq.  
Deputy Director Building Regulations

**VARIANCE CRITERIA**

Complete this form and attach 10 copies along with any supplemental material that would support your appeal.

Deadline for Next Hearing: 9/30/2020

Property Location: 147 Walnut St., Manchester, NH 03104 (ML 18-23)

Owner: Roman Catholic Bishop of Manchester; c/o Cronin, Bisson, Zalinsky, P.C.; John Cronin, Esq.

Address: 153 Ash St., Manchester, NH 03104 Phone #: (603) 624-4333

722 Chestnut St., Manchester NH 03104; Attn: John Cronin, Esq. Email: jcronin@cbzlaw.com

Applicant: Currier Museum of Art; c/o Orr & Reno, P.A.; Laura Hartz, Esq.

Address: 150 Ash St., Manchester, NH 03104 Phone #: (603) 223-9128

45 S. Main St., Concord, NH 03301; Attn: Laura Hartz, Esq. Email: lhartz@orr-reno.com

Relief Sought From Section(s): 6.02, 6.03, 6.05, 10.07G, 10.09A

1. The variance would not be contrary to the public interest because: See attached.

2. The spirit of the ordinance is observed because: See attached.

3. Substantial justice would be done because: See attached.

4. The values of surrounding properties would not be diminished because: See attached.

5. Literal enforcement of the provisions of the ordinance would result in unnecessary hardship if:

- (A) Owing to the following special conditions of the property that distinguish it from other properties in the area:
- i. No fair and substantial relationship exists between the general purposes of the ordinance provisions and the specific application of that provision to the property; **and**
  - ii. The proposed use is a reasonable one.

See attached.

Or (B) Owing to the following special conditions of the property that distinguish it from other properties in the area, the property cannot be reasonably used in strict conformance with the ordinance, and a variance is therefore necessary to enable a reasonable use of it.

See attached.

  
Applicant Signature

Alan Chong, Director and CEO  
Print Name

Sept. 22, 2020  
Date

**Narrative in Support of Variance Requests from the Currier Museum of Art**

Preservation of the Chandler House is of vital importance to Manchester and New Hampshire. The Victorian building is one of Manchester's most historically and architecturally significant buildings. Built in 1870 during New Hampshire's industrial heyday, it has been home to one of New Hampshire's wealthy industrialists, three bishops, and a sisterhood of nuns. In 2015, it was designated as one of the "seven to save" by the New Hampshire Preservation Alliance. For the past five years it has languished while community organizers and developers alike tried to design a preservation strategy that would be acceptable to its owner, the Roman Catholic Bishop of Manchester. More than 7,000 people signed a petition entitled "Save the Chandler House." Seemingly out of options, the Diocese filed for a demolition permit in June. After further negotiation with community organizations and intervention by Mayor Joyce Craig, the Currier Museum of Art developed a plan to save the Chandler House in collaboration with the Diocese. This plan requires zoning relief.

The Chandler House sits on a 1.11-acre lot in Ward 2 at 147 Walnut Street (Map 18, Lot 23). The property is located in the Civic Institutional (C-1) district. On the lot are two buildings: the Chandler House and the St. Hedwig Parish. The Currier Museum intends to buy the house and subdivide the lot into the "Chandler House Lot" and the "Church Lot." After preserving and restoring the house and garden, the Currier plans to use the Chandler House in furtherance of the museum's mission: the first floor will be a museum displaying the House's ornate interior furnishings and collection objects, the basement will be used for classroom spaces, and the second and third floors will be used for museum office space. "Cultural facilities, such as museums and libraries" is a permitted use in the C-1. See Zoning Ordinance, Art. 5, Use J-5 in Table 5.10 of Principal Uses. The Currier Museum sees the Chandler House as a community resource and is eager to bring this architectural gem into the reach of the public, which otherwise has no access to houses of this era.

To save the Chandler House, the Currier Museum needs the following variances:

1. A variance to Section 6.02 Minimum Lot Frontage for the Chandler House Lot to allow 89.42 feet of frontage on Walnut Street where at least 100 feet is required.
2. A variance to Section 6.03 Minimum Yard Requirements for the Church Lot to allow a side yard of 9.1 feet where at least 20 feet is required.
3. A variance to Section 6.03 Minimum Yard Requirements for the Chandler House Lot to allow a side yard of 17.5 feet where at least 20 feet is required.
4. A variance to Section 6.03 Minimum Yard Requirements for the Chandler House Lot to allow a front yard of 5.8 feet where at least 20 feet is required.
5. A variance to Section 6.06 Maximum Floor Area Ratio for the Church Lot to allow a floor area ratio of 0.52 where a maximum 0.5 floor area ratio is allowed.
6. A variance to Section 6.06 Maximum Floor Area Ratio for the Chandler House Lot to allow a floor area ratio of 0.62 where a maximum 0.5 floor area ratio is allowed.

7. A variance to Section 10.07G Internal Landscaping of Parking Area to allow no perimeter landscaping around the parking space where 10 feet of perimeter landscaping is allowed.
8. A variance to Section 10.09A Limited Use of Yard Areas for Parking to permit pavement within 10 feet of a street line and within 4 feet of a side lot line where such pavement is prohibited.

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**Discussion**

Under RSA 674:33,(I)(a)(2), the Zoning Board may grant a variance if:

- (a) The variance will not be contrary to the public interest;
- (b) The spirit of the ordinance is observed;
- (c) Substantial justice is done;
- (d) The values of surrounding properties are not diminished; and
- (e) Literal enforcement of the provisions of the ordinance would result in an unnecessary hardship.

The variances that the Currier Museum requests here satisfy these statutory requirements.

**1. The variance will not be contrary to the public interest.**

Variances are contrary to the public interest when they “unduly, and in a marked degree conflict with the ordinance such that it violates the ordinance’s basic zoning objectives.” *Harborside Assoc. v. Parade Residence Hotel*, 162 N.H. 508, 514 (2011) (“Mere conflict with the terms of the ordinance is insufficient”). Undue and marked conflict exists if granting the variance would “alter the essential character of the neighborhood” or “threaten the public health, safety, or welfare.” *Id.* Here, the variance will not alter the essential character of the neighborhood or threaten the public health, safety, or welfare because:

- Granting the variances requested here will save a historic landmark from demolition, and preserve the essential character of the neighborhood. This is consistent with the area’s current use. The Currier Museum’s main building is adjacent to the Chandler House, making it a perfect facility for the relocation of some of the Currier Museum’s existing office and classroom space.
- Granting the variances will be consistent with the uses intended for the C-1. Under Z.O. Art. 4.01(A)(13), the C-1 “was established to encourage the consolidation of civic and other public and institutional uses.” It is a place where “educational, cultural, museum and fine arts, and religious uses predominate.” *Id.*
- There is no threat to public health, safety, or welfare because the Chandler House’s few impacts—parking—will be extremely minimal. The Currier plans to relocate existing museum offices and classroom space to the Chandler House. There will be no increased demand for parking in the area due to these uses. Parking for museum

staff, museum visitors, and museum students will be provided in the museum's current lots.

**2. The spirit of the ordinance is observed.**

The spirit of the ordinance is observed if granting the variance is not contrary to the public interest. The New Hampshire Supreme Court has concluded that the two inquiries are highly related if not identical. *See Harborside*, 162 N.H. at 514 and *Farrar v. Keene*, 158 N.H. 684, 691 (2009). Granting the variances will benefit the public interest here because it is in the public interest to save the Chandler House as evidenced by the following:

- More than 7,000 people have signed the petition to save the Chandler House.
- Mayor Craig has voiced support for saving the property. In her June 23, 2020, open letter to Bishop Libaschi, she stated: "This 150 year-old structure is of vital importance to our city's history given the significance of the Chandler family, as well as the history of Bishops that lived there. I strongly believe we should do everything we can to ensure it is preserved for generations to come."
- The New Hampshire Preservation Alliance designated the House as one of seven to save. Criteria for this annual list include "historical significance, imminence of threat, and potential impact of listing a site."

**3. Substantial justice is done.**

It is substantial injustice when any loss to the individual is not outweighed by a corresponding gain to the general public. *Farrar*, 158 N.H. at 692. This is a balancing test. In this case, the interests of the applicant and the public are aligned: by saving the Chandler House, there is a gain to the general public and the Currier Museum. The public has access to a historically and architecturally significant property for years to come and the Currier Museum has increased office and classroom space.

Moreover, if a proposed use is consistent with the area's present use, then granting the variance would do substantial justice. *Id.* (citing *Malachy Glen Assoc. v. Chichester*, 155 N.H. 102, 109 (2008)). Granting the variances here would do substantial justice because it would be consistent with the area's present use as noted above.

**4. The value of the surrounding properties is not diminished.**

There will be no diminution of surrounding property values. By granting the variances, the adjacent Currier Museum lots will increase in value as a key property is added to the Currier Museum campus. By mutual agreement of the Currier Museum and the Diocese, the Church's parking needs will be met via permanent, memorialized access to the Currier Museum's parking areas. By providing access to parking areas for the Church, the Currier Museum is further implementing the purpose of the C-1 district—museum and religious uses—not parking lots.



5. **Literal enforcement of the provisions of the ordinance would result in an unnecessary hardship because, owing to special conditions of the property that distinguish it from other properties in the area:**

- a. *No fair and substantial relationship exists between the general public purposes of the ordinance provision and the specific application of that provision.*

The Chandler House Lot and the Church Lot do not fit the dimensional aspects of the Zoning Ordinance because of the unique circumstances of their origin. The intention in creating the two lots is to save a vital resource—the Chandler House. The current plan is the result of five years of creative problem-solving among developers, community members, and the Church. For the past three and a half years, the Currier Museum has negotiated with the Diocese as to terms of the acquisition and preservation of the Chandler House.

The general purposes of the Zoning Ordinance include, among others, “to protect and promote the public safety, convenience, comfort, aesthetics, prosperity, health, and general of the inhabitants of the City of Manchester”; “to protect historic and archaeological resources”; and “to insure that any proposed development is compatible in use, scale, and building design within the neighborhood in which the development is proposed.” Z.O. Art. 1.02(A), (F), and (G). These general public purposes are met by granting the variances requested here. The Currier Museum has designed a use for the property that protects and promotes the comfort and aesthetics of the City residents, protects historic and archaeological resources, and is compatible with the neighborhood while minimizing the amount of zoning relief required for the property. For these reasons, unnecessary hardship results if the variances are not granted.

- b. *The proposed use is reasonable.*

A use is inherently reasonable if it corresponds with the area’s current use. *See Vigeant v. Hudson*, 151 N.H. 747, 753 (2005). That is the case here: This development plan actualizes a permitted use while preserving a historic gem and meeting needs of both prospective lot owners. Granting these variances makes it possible to save the Chandler House from demolition. Therefore, the proposed use is reasonable.

For all of these reasons, the zoning relief requested meets the statutory requirements of 674:33,(I)(a)(2) and should be granted.



## CITY OF MANCHESTER

*Joyce Craig*  
*Mayor*

September 14, 2020

Zoning Board of Adjustment  
1 City Hall Plaza  
Manchester, New Hampshire 03101

Dear Zoning Board of Adjustment,

I'm writing to express my support in the Currier Museum of Art acquiring the Chandler House, located at 147 Walnut Street.

This 150 year-old structure is of vital importance to our city's history given the significance of the Chandler family, as well as the history of Bishops that lived there. I strongly believe we should do everything we can to ensure it is preserved for generations to come.

The Currier Museum of Art is a beloved staple in our community, and I'm so grateful for your work to restore and preserve multiple historic properties across Manchester, including the Zimmerman House and the Kalil House. It would be a tremendous benefit to the neighborhood, and to the city, to have the Currier reclaim this blighted property and bring it back so it can be enjoyed by the public for generations to come.

A few years ago, I had the privilege of touring the Chandler House with Greg Barrett, and was awestruck by the architecture of the building, including the grand entryway, stained glass windows, and original woodwork. It would be a tragedy to tear down this vital piece of Manchester's history.

The City is in full support of this proposal, and I can't think of a better entity to move this initiative forward. We are committed to working with the Currier throughout the restoration process and assisting in any way that we can. If you have any questions, please don't hesitate to reach out.

Sincerely,

Joyce Craig  
Mayor



**CITY OF MANCHESTER**  
*Board of Aldermen*

September 15, 2020

**RE: SUPPORT of Currier Museum of Art/Chandler House application**

Dear members of the Zoning Board of Adjustment,

Please accept this letter voicing my full support of the Currier Museum of Art's variance application with regard to the Chandler House at 147 Walnut St.

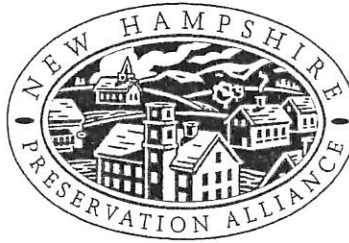
In recent months I have heard concerns about the property from many of my constituents in the neighborhood surrounding the Chandler House. To a person, each one was very concerned about losing such a striking piece of neighborhood architecture and history as the Chandler House.

The museum's plan to restore the Chandler House and use the property for museum, office, and classroom space will both preserve and celebrate this unique property and provide multiple benefits to the surrounding neighborhood, the city, and the Currier.

For these reasons I ask you to support this application.

Regards,

Will Stewart  
Alderman, Ward 2



September 21, 2020

BOARD OF DIRECTORS

CHAIR  
NICHOLAS MITCHELL  
*WARNER*

VICE CHAIR  
BYRON CHAMPLIN  
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EXECUTIVE DIRECTOR  
JENNIFER GOODMAN

Alan Chong  
Director and CEO  
Currier Museum of Art  
150 Ash Street  
Manchester, NH 03301

Dear Alan:

I'm writing on behalf of the N.H. Preservation Alliance, the statewide non-profit historic preservation organization to voice our strong support for the Currier Museum of Art's plan to restore and use the Chandler House as museum, offices, and classes. The Preservation Alliance assists about 100 community rescues and redevelopments a year and has built a toolbox of incentives and other preservation tools for investors, property owners and civic leaders over the last two decades.

The Chandler House was listed on our *Seven to Save* list in 2015 because of its history and significance, vulnerability, community support for its preservation, and the ability of its revitalization to make a positive impact in its neighborhood, Manchester and the region. Its interiors are perhaps the finest in Manchester and the even the state—with a stunning entryway and staircase, Lincrusta wallpaper, carved wood mantels, art tile fireplaces, parquet floors, and stained glass.

The property has a rich social history as well. In 1863, prominent Manchester banker and businessman George Byron Chandler purchased a 1-acre lot bounded by Walnut, Myrtle and Orange Streets from the Amoskeag Manufacturing Company; Moody Currier bought here at the same time and both built elegant houses—Currier's became a museum and Chandler's, enlarged with the help of a Boston architect in 1888, was sold by his widow to the Catholic church to become a residence for the bishop. Bishops Guertin, Peterson, and Brady lived here and more recently it housed several Felician Sisters. St. Hedwig's parish took ownership in the 1960s and built an adjacent church and rectory.


The Currier Museum of Art has a significant track record with stewardship and "good neighbor" actions. The Preservation Alliance included the museum's commitment to the Zimmerman House as one of top 25 saves of the last 25 years after a public nomination process in 2010, and celebrates its acquisition of the Kalil House as a major accomplishment.

September 21, 2020  
Alan Chong

We are eager to assist the Museum to create a "win-win" that meets community stewardship and development, historic preservation and neighborhood goals.

Please contact me if you have questions at [jg@nhpreservation.org](mailto:jg@nhpreservation.org) or 224-2281, and thank you for your consideration.

Sincerely,

  
Jennifer Goodman  
Executive Director



September 18, 2020

RE: 147 Walnut Street Subdivision

Dear members of the Zoning Board of Adjustment,

The public outcry to Save the Chandler House has been heard! The Currier Museum's purchase of the Chandler House is the **best possible outcome** for our city, for the building's neighbors, the Currier Museum, the Diocese of Manchester, and the parishioners at Saint Hedwig. Approving the subdivision of the lot is the last roadblock to the preservation and adaptive reuse for this Victorian era mansion.

I have been lucky to tour the inside of the building. There's a reason the NH Preservation Alliance named this mansion one of it's Seven to Save. I'm so happy that through the Currier's preservation plan, residents will now be able to view the artistry and craftsmanship found in the mansion. New Hampshire's history of innovation, which can be told through this buildings history, can now inspire students taking classes there. Museum attendees will now be able to view 19<sup>th</sup> century art in 19<sup>th</sup> century surroundings for an immersive experience. The Currier staff will now have office space and room to grow. And I see a city beckoning architectural tourists to discover our preserved treasures.

With ample bipartisan support including *Save the Chandler House* supporters, neighbors to the lot, the Manchester Heritage Commission, and the Board of Mayor and Alderman, the Currier's preservation and planned reuse of the mansion will be celebrated like the Palace Theatre and Silvertch's Ash Street School.

Thank you for your consideration and service to the city.

Respectfully,



Kate Marquis  
479 Calef Road  
Manchester, NH 03103  
Save the Chandler House Committee

Edward Doyle  
Manchester Central High School Music Department  
535 Beech Street  
Manchester, NH 03104

September 17, 2020

To Whom It May Concern:

As a music teacher at Manchester Central High School, I write to express my personal and professional support for the Currier Museum of Art's plan of the Chandler House as a critical new piece of its vision. As a native of the Queen City, I take great pride in the decades-long tradition of arts education in the Manchester School District. Our music students experience a high quality of performance, and our graduates have gone on to leading fields within the music profession. This reputation is made more impressive by the challenging demographics of our community. I feel that all local arts organizations are vital assets in partnership towards our enhanced educational experience.

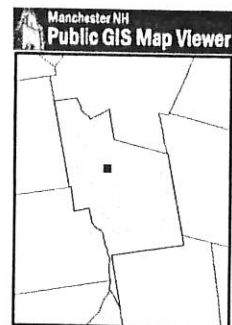
Cicero said "To be ignorant of what occurred before you were born is to remain forever a child." A respect towards history, particularly in the arts, is a vital component of the Manchester School District curriculum. As any Manchester educator can attest, the lived experiences in our schools comprehensively prepare students for the challenges they will surely face in adulthood and their upcoming careers. A guiding focus on that educational philosophy is a reverence for history.

As evidenced by the advocacy work of Manchester Proud, it is clear that the Manchester School District is entering a promising period of renewed community partnerships. Naturally, now is a time for Currier Museum of Art to be fully embracing partnerships with the Manchester School District, its students, and the community. To rehabilitate and reopen the Chandler House at this time would be a huge benefit to all parties involved. I am delighted to imagine how wonderful it would be to have the Chandler House serve as a destination for elementary school field trips, or as host of high school chamber music performances. With certain components in place, a lively partnership with the Currier can greatly enhance the experience of the Manchester School District and its students of the arts. The possibilities are truly endless.

In closing, I invite you to keep this conversation going. Please feel free to contact me at any time to discuss this matter in greater detail.

Sincerely,

Edward Doyle



# DISCLAIMER

The information appearing on this map is for the convenience of the user and is not an official public record of the City of Manchester, NH (the "City"). This map is not survey-quality. All boundaries, easements, areas, measurements, rights-of-way, etc., that appear are derived from varied data sets which may be individually compiled at different map scales. In such cases, some geographic information from different data sets may appear in inaccurate relationship to each other. Therefore, geographic features shown on this map should only be considered approximations, and as such have no official or legal value. The City makes no warranties, expressed or implied, concerning the accuracy, completeness, reliability, or suitability of this information for any particular use. The City assumes no liability whatsoever associated with the use or misuse of this information. The official public records from which this data was compiled are kept in the offices of various City, County and State government agencies and departments, and are available for inspection and copying during normal business hours. By using this map, you agree to these terms and



0 30 60 120 Feet

Property Location 147 WALNUT ST  
Vision ID 421

Account # 49000689

Map ID 0018 / 0023 /

Bldg # 1

Bldg Name  
Sec # 1 of 1

Card # 1 of 3

State Use 9060  
Print Date 9/14/2020 3:46:03 PM

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				2017 MANCHESTER, NH						
ROMAN CATHOLIC BISHOP MANCH		1 Level	1 All Public	1 Paved	1 Urban	Description	Code	Appraised	Assessed							
153 ASH ST		1 Suitable		5 Curb & Gutter	9 Corner	EXEMPT	9060	1,815,500	1,815,500	<b>VISION</b>						
REAL_OWNERS NH 03104				6 Sidewalk		EXM LAND	9060	117,600	117,600							
		SUPPLEMENTAL DATA				EXEMPT	909C	1,147,400	1,147,400							
		Alt Prcl ID Land Adjus NO Voided NO Total SF 48400 Zone Frontage/D No GIS ID 18-23			RAD OR C RAD = 130 Callback Lt Sketch Not Land Class X Parcel Zip 03104 Assoc Pid#											
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
ROMAN CATHOLIC BISHOP MANCH ST. HEDWIG CHURCH		0 0 0 0	07-06-2004	U	I	0 0	1	Year	Code	Assessed	Year	Code	Assessed			
								2019	9060	1,815,500	2018	9060	1,815,500			
									9060	117,600		9060	117,600			
									909C	1,147,400		9060	117,600			
												909C	1,147,400			
								Total	3080500		Total	3080500				
EXEMPTIONS		OTHER ASSESSMENTS		This signature acknowledges a visit by a Data Collector or Assessor												
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int								
2020	A9R	RELIGIOUS EXEMPTION	0.00													
		Total	0.00													
ASSESSING NEIGHBORHOOD																
Nbhd	Nbhd Name		B		Tracing		Batch									
605																
NOTES																
I/VG DBA--ST HEDWIG CHURCH  ROMAN CATHOLIC BISHOP MANCH																
BUILDING PERMIT RECORD																
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result	
15-2950	07-28-2015	CM	Commercial	0		100		INSTALL 48"X55" NON-ELEC		12-19-2005	DP			00	Meas & Int Insp.	
14-4150	09-22-2014	RF	ROOF OR SIDI	120,000		100		REMOVE EXISTING SHINGL		04-24-2000	CM			00	Meas & Int Insp.	
08-0788	03-06-2008	FT	Ten Fit-Up	0		100		Occupy kitchen space for occa		06-25-1991				00	Meas & Int Insp.	
LAND LINE VALUATION SECTION																
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes	Location Adjustment	Adj Unit Pric	Land Value	
1	9060	CHURCH ETC			48,400 SF	1.94	1.00000	1	1.00	605	1.250			0	117,600	
Total Card Land Units					1.111	AC	Parcel Total Land Area:					1.1112	Total Land Value			117,600





Property Location 147 WALNUT ST  
Vision ID 421

Account # 49000689

Map ID 0018 / 0023 /

Bldg # 2

Bldg Name

Sec # 1 of 1

Card # 2 of 3

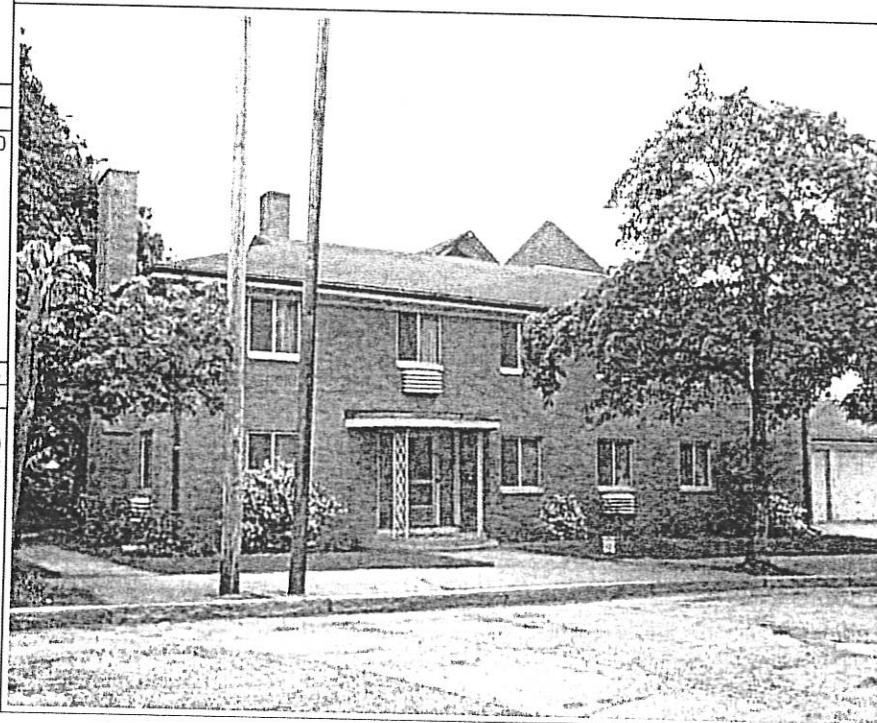
State Use 9060

Print Date 9/14/2020 3:46:08 PM

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				2017 MANCHESTER, NH  <b>VISION</b>							
ROMAN CATHOLIC BISHOP MANCH  153 ASH ST  REAL_OWNERS NH 03104		1 Level	1 All Public	1 Paved	1 Urban	Description	Code	Appraised	Assessed								
		1 Suitable		5 Curb & Gutter	9 Corner	EXEMPT	9060	1,815,500	1,815,500								
				6 Sidewalk		EXM LAND	9060	117,600	117,600								
		SUPPLEMENTAL DATA				EXEMPT	909C	1,147,400	1,147,400								
		Alt Prcl ID Land Adjus NO Voided NO Total SF 48400 Zone Frontage/D No GIS ID 18-23				RAD OR C RAD = 130 Callback Lt Sketch Not Land Class X Parcel Zip 03104 Assoc Pid#											
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
ROMAN CATHOLIC BISHOP MANCH ST. HEDWIG CHURCH		0 0 0 0	07-06-2004	U	I	0 0	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
								2019	9060	1,815,500	2018	9060	1,815,500	2017	9060	1,815,500	
									9060	117,600		9060	117,600		9060	117,600	
									909C	1,147,400		909C	1,147,400		909C	1,147,400	
								Total	3080500		Total	3080500		Total	3080500		
EXEMPTIONS		OTHER ASSESSMENTS		This signature acknowledges a visit by a Data Collector or Assessor													
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int									
2020	A9R	RELIGIOUS EXEMPTION	0.00														
Total		0.00															
ASSESSING NEIGHBORHOOD																	
Nbhd		Nbhd Name		B		Tracing		Batch									
605																	
NOTES																	
IVG																	
BUILDING PERMIT RECORD																	
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	VISIT / CHANGE HISTORY								
									Date	Id	Type	Is	Cd	Purpost/Result			
LAND LINE VALUATION SECTION																	
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes	Location Adjustment	Adj Unit Pric	Land Value		
2	909C	RELIG COM			1 SF	29.98	1.00000	1	1.00	605	1.250			0	37.48	0	
Total Card Land Units					0.000	AC	Parcel Total Land Area: 1.1112					Total Land Value					117,600

Print Date 9/14/2020 3:46:10 PM

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,797	2,797	2,797	97.42	272,491
FGR	Garage	0	959	384	39.01	37,410
FUS	Upper Story, Finished	2,112	2,112	2,112	97.42	205,757
UBM	Basement, Unfinished	0	2,797	699	24.35	68,098
Ttl Gross Liv / Lease Area		4,909	8,665	5,992		583,756



Property Location 147 WALNUT ST  
Vision ID 421

Account # 49000689

Map ID 0018 / 0023 /

Bldg # 3

Bldg Name

Sec # 1 of 1

Card # 3 of 3

State Use 9060

Print Date 9/14/2020 3:46:12 PM

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				2017 MANCHESTER, NH						
ROMAN CATHOLIC BISHOP MANCH		1 Level	1 All Public	1 Paved	1 Urban	Description	Code	Appraised	Assessed							
153 ASH ST		1 Suitable		5 Curb & Gutter	9 Corner	EXEMPT	9060	1,815,500	1,815,500	<b>VISION</b>						
REAL_OWNERS NH 03104				6 Sidewalk		EXM LAND	9060	117,600	117,600							
		SUPPLEMENTAL DATA				EXEMPT	909C	1,147,400	1,147,400							
		Alt Prcl ID Land Adjus NO Voided NO Total SF 48400 Zone Frontage/D No GIS ID 18-23				RAD OR C RAD = 130 Callback Lt Sketch Not Land Class X Parcel Zip 03104 Assoc Pid#										
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
ROMAN CATHOLIC BISHOP MANCH ST. HEDWIG CHURCH		0 0 0 0	07-06-2004	U	I	0 0	1	Year	Code	Assessed	Year	Code	Assessed			
								2019	9060	1,815,500	2018	9060	1,815,500			
									9060	117,600		9060	117,600			
									909C	1,147,400		909C	1,147,400			
								Total	3080500	Total	3080500	Total	3080500			
EXEMPTIONS		OTHER ASSESSMENTS		This signature acknowledges a visit by a Data Collector or Assessor												
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int								
2020	A9R	RELIGIOUS EXEMPTION	0.00													
Total		0.00														
Nbhd		Nbhd Name		B		Tracing		Batch		APPAISED VALUE SUMMARY						
605										Appraised Bldg. Value (Card)						
										2,892,300						
										Appraised Xf (B) Value (Bldg)						
										70,600						
										Appraised Ob (B) Value (Bldg)						
										0						
										Appraised Land Value (Bldg)						
										117,600						
										Special Land Value						
										0						
										Total Appraised Parcel Value						
										3,080,500						
										Valuation Method						
										C						
										Total Appraised Parcel Value						
										3,080,500						
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result	
LAND LINE VALUATION SECTION																
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes	Location Adjustment	Adj Unit Pric	Land Value	
3	909C	RELIG COM			1 SF	29.98	1.00000	1	1.00	605	1.250			0	37.48	
Total Card Land Units					0.000	AC	Parcel Total Land Area:					1.1112	Total Land Value			117,600

Property Location 147 WALNUT ST  
 Vision ID 421

Account # 49000689

Map ID 0018/ / 0023/ /

Bldg # 3

Bldg Name  
 Sec # 1 of 1

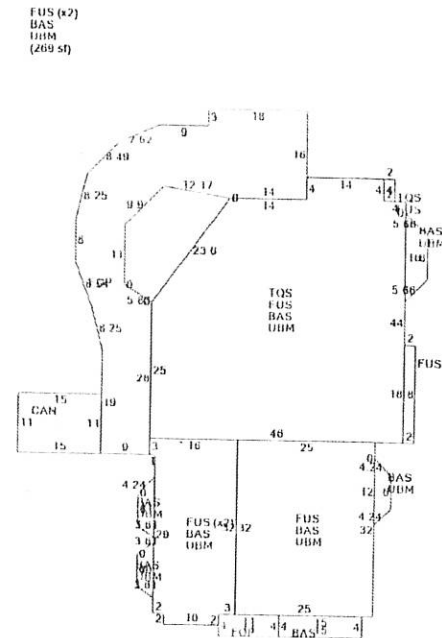
Card # 3 of 3

State Use 9060  
 Print Date 9/14/2020 3:46:15 PM

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	84	Rectory/Conven			
Model	94	Commercial			
Grade	06	Good			
Stories:	3				
Occupancy	1.00				
Exterior Wall 1	26	Aluminum Sidng			
Exterior Wall 2	19	Brick Veneer			
Roof Structure	03	Gable/Hip			
Roof Cover	11	Slate			
Interior Wall 1	03	Plastered			
Interior Wall 2	06	Cust Wd Panel			
Interior Floor 1	14	Carpet			
Interior Floor 2	12	Hardwood			
Heating Fuel	02	Oil			
Heating Type	06	Steam			
AC Type	01	None			
Bldg Use	909C	RELIG COM			
Total Rooms					
Total Bedrms	00				
Total Baths	0				
Heat/AC	00	NONE			
Frame Type	02	WOOD FRAME			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	06	CEIL & WALLS			
Rooms/Prtns	02	AVERAGE			
Wall Height	10.00				
% Comn Wall					
1st Floor Use:	909C				

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)									
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Good	Grade	Appr. Value
EL1	ELEVATOR-PA	B	4	30000.00	1984		50	0.00	60,000
FPL3	2 STORY CHIM	B	2	4000.00	1984		50	0.00	4,000
FPO	EXTRA FPL OP	B	2	1000.00	1984		50	0.00	1,000

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	3,704	3,704	3,704	91.84	340,162
CAN	Canopy	0	165	33	18.37	3,031
FOP	Porch, Open	0	1,002	251	23.00	23,051
FUS	Upper Story, Finished	4,335	4,335	4,335	91.84	398,111
TQS	Three Quarter Story	1,466	1,955	1,466	68.87	134,632
UBM	Basement, Unfinished	0	3,644	911	22.96	83,663
Ttl Gross Liv / Lease Area		9,505	14,805	10,700		982,650





PLAN REFERENCES:

1.) "AMOSKEAG INDUSTRIES PLAN SHEET 27" ON FILE AT THE MANCHESTER DEPARTMENT OF PUBLIC WORKS

BUILDABLE AREA TABLE					
LOT #	LOT AREA	AREA > 25%	WETLAND AREA	EASEMENT AREA	BUILDABLE AREA
23	26,453 SF	0 SF	0 SF	1,446 SF	25,007 SF
23-1	22,107 SF	0 SF	0 SF	578 SF	21,529 SF

TAX MAP 1 LOT 8  
MICHAEL HOUGHTON  
166 MYRTLE STREET  
MANCHESTER, NH 03104  
V. 9140 P. 1611

TAX MAP 1 LOT 11  
JACQUES & PAULINE PARENT  
REV. TRUST  
159 WALNUT STREET  
MANCHESTER, NH 03104  
V. 7644 P. 2430

TAX MAP 1 LOT 12  
JAMES SPIEGAL  
184 MYRTLE STREET  
MANCHESTER, NH 03104  
V. 6126 P. 1428

TAX MAP 18 LOT 1  
CML APARTMENTS LLC  
20 DAVIS STREET  
MANCHESTER, NH 03104  
V. 6670 P. 1501

TAX MAP 18 LOT 6  
159 ORANGE LLC  
30 MAIN STREET  
APARTMENT 10E  
BROOKLYN, NY 11201  
V. 9182 P. 1389

TAX MAP 18 LOT 7  
159 ORANGE LLC  
30 MAIN STREET  
APARTMENT 10E  
BROOKLYN, NY 11201  
V. 9182 P. 1389

TAX MAP 18 LOT 22  
CURRIER MUSEUM OF ART  
201 MYRTLE WAY  
MANCHESTER, NH 03104  
V. P.

TAX MAP 3 LOT 1  
CURRIER MUSEUM OF ART  
150 ASH STREET  
MANCHESTER, NH 03104  
V. P.

TAX MAP 3 LOT 2  
647 BEACH STREET LLC  
3 HIGH MEADOW LANE  
AMHERST, NH 03110  
V. 9001 P. 2902



SYMBOL LEGEND

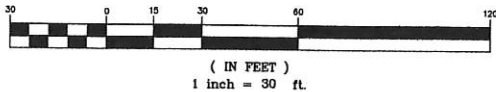
- REBAR W/ID CAP TO BE SET
- IRON ROD FOUND
- BOUND FOUND
- FENCE POST
- SEWER MANHOLE
- UTILITY POLE
- LIGHT POLE
- WATER SHUT OFF
- WATER GATE VALVE
- CATCH BASIN
- GAS VALVE
- SIGN
- CLEANOUT
- HYDRANT
- TEL MANHOLE
- GUY WIRE
- OVERHEAD UTILITY LINE
- PICKET FENCE
- SEWER LINE
- WATER LINE
- GAS LINE
- STORM DRAIN LINE
- OVERHEAD UTILITY LINE

I CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE WITH A TOPCON GT 503. THE ERROR OF CLOSURE ON ALL LOT LINES WITHIN AND BORDERING THE SUBJECT PROPERTY IS BETTER THAN 1 IN 10,000.

JOSEPH M. WICHERT, LLS

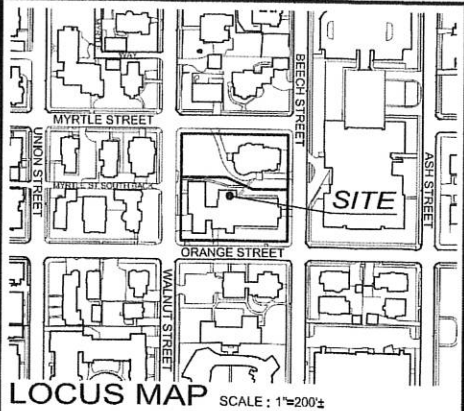
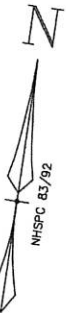
DATE

GRAPHIC SCALE



COPYRIGHT 2020 JOSEPH M. WICHERT, LLS, INC.

NO.	DATE	DESCRIPTION	BY



NOTES:

- 1.) THE SUBJECT PARCEL IS LOT 23 ON THE CITY OF MANCHESTER TAX MAP 18, THE OWNER OF RECORD IS THE ROMAN CATHOLIC BISHOP OF MANCHESTER, A CORPORATION SOLE OF 153 ASH STREET, MANCHESTER, NEW HAMPSHIRE 03104.
- 2.) THE SUBJECT PARCEL IS ZONED C-1, MINIMUM LOT SIZE IS 10,000 SQ. FT, MINIMUM LOT FRONTAGE = 100', SETBACKS ARE AS FOLLOWS: FRONT = 15', SIDE = 20' AND REAR = 20'. THE SETBACKS SHOWN ARE FOR REFERENCE ONLY AND NEED TO BE VERIFIED WITH THE ZONING COMPLIANCE OFFICER.
- 3.) THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY PERFORMED BY THIS OFFICE IN SEPTEMBER OF 2020. I, JOSEPH M. WICHERT, NHLS #783, CERTIFY THAT THE WORK WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION.
- 4.) THE INTENT OF THIS PLAN IS TO SHOW THE PROPOSED SUBDIVISION OF THE SUBJECT PARCEL INTO TWO LOTS, A NEW LOT WITH THE CHANDLER HOUSE AND A RECONFIGURED REMAINDER PARCEL WITH ST. HEDWIG'S CHURCH.
- 5.) THE SUBJECT PARCEL IS IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON THE FLOOD INSURANCE RATE MAP, HILLSBOROUGH COUNTY, NEW HAMPSHIRE, MAP NUMBER 33011C0377D, EFFECTIVE DATE SEPTEMBER 25, 2009.
- 6.) THE VERTICAL DATUM IS NAVD 1988 AND THE HORIZONTAL DATUM IS NHSPC 1983/1992 (CITY DATUM). THE DATUM WERE ESTABLISHED USING STATIC GPS OBSERVATIONS PERFORMED BY THIS OFFICE IN SEPTEMBER OF 2020.
- 7.) THE UTILITY INFORMATION SHOWN IS BASED ON THE ABOVE GROUND LOCATION OF VISIBLE UTILITIES AND PLANS ON FILE AT THE MANCHESTER HIGHWAY DEPARTMENT AND VARIOUS UTILITIES, THE CONTRACTOR NEEDS TO FIELD VERIFY ALL UTILITIES PRIOR TO ANY CONSTRUCTION. THIS OFFICE DOES NOT GUARANTEE THE LOCATION AND ACCURACY OF THE UTILITY DATA. DIG SAFE SHALL BE CONTACTED 72 HOURS PRIOR TO COMMENCING ANY CONSTRUCTION (811).
- 8.) THE APPLICANT IS APPLYING FOR THE FOLLOWING VARIANCES FROM THE MANCHESTER ZONING BOARD OF ADJUSTMENT:

TOPOGRAPHIC  
SUBDIVISION PLAN FOR  
ROMAN CATHOLIC BISHOP OF MANCHESTER,  
A CORPORATION SOLE  
TAX MAP 18 LOT 23  
147 WALNUT STREET  
MANCHESTER, NEW HAMPSHIRE

SUBDIVISION PLAN BY:

802 AMHERST STREET  
MANCHESTER, NH 03104  
TEL: (603) 647-4282 OR 736-8203  
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Joseph M. Wichert  
LLS, INC.

LAND SURVEYOR & SEPTIC SYSTEM DESIGNER

SHEET S1 SHEET 1 OF 1

F.B. P. JOB #2020162




























1. "AMOSKEAG INDUSTRIES PLAN SHEET 27" ON FILE AT THE MANCHESTER DEPARTMENT OF PUBLIC WORKS.
2. "TOPOGRAPHIC SUBDIVISION PLAN FOR ROMAN CATHOLIC BISHOP OF MANCHESTER, A CORPORATION SOLE, TAX MAP 18 LOT 23, 147 WALNUT STREET, MANCHESTER, NH" DATED 7 SEPTEMBER 2020 AND PREPARED BY JOSEPH M. WICHERT U.S. INC.



1. THE PURPOSE OF THIS PLAN IS AS FOLLOWS:
  - A. SUBDIVIDE MAP 18 LOT 23 INTO TWO SEPARATE LOTS OF RECORD;
  - B. CHANGE THE USE OF THE CHANDLER HOUSE TO MUSEUM WITH ACCESSORY OFFICE AND CLASSROOM FOR USE BY THE CURRIER MUSEUM OF ART; AND
  - C. ILLUSTRATE PROPOSED SITE IMPROVEMENTS TO BOTH LOTS.
2. OWNER OF RECORD:  
ROMAN CATHOLIC BISHOP OF MANCHESTER  
153 ASH STREET  
MANCHESTER, NH 03104
3. THE NOR OF CLOSURE FOR THE BOUNDARY IS GREATER THAN 1:10,000 PERFORMED BY JOSEPH M. WICHERT LLS, INC. IN SEPTEMBER OF 2020.
4. THE SUBJECT PROPERTY IS NOT LOCATED IN THE 100-YR FLOOD PLAIN AS PER THE FLOOD INSURANCE RATE MAP, HILLSBOROUGH COUNTY COMMUNITY PANEL 33011C033777 HAVING AN EFFECTIVE DATE OF SEPTEMBER 25, 2009.
5. THE SUBJECT PROPERTY IS LOCATED ENTIRELY WITHIN THE CIVIC-INSTITUTIONAL (C-1) ZONING DISTRICT AND IS SUBJECT TO THE FOLLOWING DIMENSIONAL REGULATIONS:

6. SUBJECT PARCELS ARE SERVED BY MANCHESTER WATERWORKS AND CITY OF MANCHESTER MUNICIPAL SEWER.
7. THE VERTICAL DATUM IS NAVD 1988 AND THE HORIZONTAL DATUM IS NAD 1983/1992 (EITY DATUM). THE DATUMS WERE ESTABLISHED USING STATIC GPS OBSERVATIONS PERFORMED BY JOSEPH M. WICHERT LLS, INC. IN SEPTEMBER OF 2018.
8. A DETERMINATION THAT NO WETLANDS EXISTS ON THIS PARCEL WAS MADE ON SEPT 15, 2020, BY JOHN ST. JOHN, CWS #221. THIS DETERMINATION WAS MADE DUE TO A LACK OF HYDROPHYTIC VEGETATION, POOR SOILS, AND WETLAND HYDROLOGY, IN ACCORDANCE WITH THE TECHNIQUES OUTLINED IN THE CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL TECHNICAL REPORT Y-87-1, JANUARY 1987, USING THE CURRENT SOIL INDICATORS AND PLANTS LIST.
9. PARKING CALCULATIONS:
  - PROPOSED LOT 23 (CHURCH)
    - EXISTING PARKING = 3 SPACES (WITHIN ONSITE GARAGE)
    - REQUIRED PARKING = 1 SPACE/4 SEATS \* 500 SEATS = 125 SPACES
    - REQUIRED LOADING SPACE = 0 SPACES
    - PROPOSED PARKING = 3 SPACES (WITHIN ONSITE GARAGE)
    - PROPOSED LOADING SPACE = 0 SPACES
  - PROPOSED LOT 23-1 (MUSEUM)
    - EXISTING PARKING = 0 SPACES
    - REQUIRED PARKING = 1 SPACE/300 SF \*13732-SF = 46 SPACES
    - REQUIRED LOADING SPACE = 0 SPACES
    - PROPOSED PARKING = \*1 SPACES (INCLUDES 1 HC SPACE)
    - PROPOSED LOADING SPACE = 0 SPACES
10. LOCATION OF ANY UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. GRANITE ENGINEERING, LLC MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIG SAFE AT 811.
11. IN ACCORDANCE WITH THE SUBDIVISION AND SITE PLAN REGULATIONS OF THE CITY OF MANCHESTER AND RSA # 676:13, ANY IMPROVEMENTS SPECIFIED ON THESE SITE PLANS SHALL BE CONSTRUCTED, COMPLETED, INSPECTED, AND APPROVED BY THE CITY PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY. ANY VIOLATION OF THE CONDITIONS OF APPROVAL STATED ON THIS PLAN MAY RESULT IN FINES AND A REVOCATION OF APPROVAL, PURSUANT TO SUBSECTION 1.7(B) OF THESE REGULATIONS.
12. ANY CONDITIONS SUBSEQUENT TO APPROVAL SHALL BE COMPLETED WITHIN TWO YEARS OF THE DATE OF FINAL APPROVAL.
13. NO CERTIFICATE OF OCCUPANCY SHALL BE AUTHORIZED UNTIL ALL REQUIRED IMPROVEMENTS HAVE BEEN COMPLETED, UNLESS ADDRESSED BY THE PROVISION OF A FINANCIAL GUARANTEE, PURSUANT TO THE REQUIREMENTS OF SECTION 4.13 OF THE MANCHESTER SUBDIVISION AND SITE PLAN REVIEW REGULATIONS.
14. APPROVAL SHALL BE VALID FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACTION BY THE PLANNING BOARD, WITHIN WHICH TIME PERIOD A BUILDING PERMIT MUST BE SECURED, OTHERWISE THIS APPROVAL SHALL LAPSE.
15. IF DURING CONSTRUCTION, IT BECOMES APPARENT THAT ADDITIONAL EROSION CONTROL MEASURES ARE REQUIRED TO STOP ANY EROSION ON THE CONSTRUCTION SITE, THE PROPERTY OWNER SHALL BE REQUIRED TO INSTALL THE NECESSARY EROSION PROTECTION AT NO EXPENSE TO THE CITY.
16. SITE LIGHTING SHALL BE SHOWN ON THE PLAN, DIRECTED ONTO SITE, AND SHALL CONFORM WITH ALL APPLICABLE CITY OF MANCHESTER REGULATIONS.
17. PLOWED SNOW FROM THE FACILITIES, DRIVEWAY, PARKING LOTS, AND SIDEWALK SHALL BE STORED IN THE DESIGNATED AREAS OF THE LOT IN AN ENVIRONMENTALLY SOUND FASHION AND IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS.
18. SHOULD ANY CONDITION PRECEDENT OR SUBSEQUENT TO THE PLANNING BOARD APPROVAL NOT BE MET IN THE TIME PERIODS PROVIDED FOR IN SUBSECTION 4.13 OF THE MANCHESTER SUBDIVISION AND SITE PLAN REVIEW REGULATIONS, THE PLANNING BOARD SHALL HOLD A HEARING TO REVOKE THE APPROVAL, PURSUANT TO RSA 676:4-a.
19. ALL MATERIAL CHANGES TO THE APPROVED PLAN, INCLUDING CHANGES TO SIGNAGE, SHALL BE REVIEWED AND APPROVED BY THE PLANNING BOARD AT A PUBLIC HEARING.
20. AN EXCAVATION PERMIT FROM THE MANCHESTER DEPARTMENT OF PUBLIC WORKS IS REQUIRED FOR ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY. ALL WORK SHALL CONFORM TO THE CITY OF MANCHESTER STANDARD SPECIFICATIONS.
21. THIS PROJECT IS LESS THAN 1-ACRE OF LAND, THEREFORE, THIS PROJECT WILL NOT BE REQUIRED TO OBTAIN A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT COVERAGE AS ISSUED BY THE ENVIRONMENTAL PROTECTION AGENCY (EPA).
22. NO STATE LAND USE PERMITS ARE REQUIRED FOR THIS PROJECT.
23. TRASH FOR THE USE WILL BE COLLECTED IN TOTES ONSITE AND WHEELED ACROSS BEECH STREET TO THE CURRIER MUSEUM BICYCLING CENTER ON THE EAST SIDE OF BEECH STREET.
24. THE FOLLOWING VARIANCES ARE REQUESTED FOR THIS PROJECT:
  - A. ARTICLE 6, SECTION 6.03C - SIDEYARD SETBACK (BOTH LOTS)
  - B. ARTICLE 6, SECTION 6.03A - FRONTYARD SETBACK (LOT 23-1)
  - C. ARTICLE 10, SECTION 6.02 - MINIMUM LOT FRONTAGE (LOT 23-1)
  - D. ARTICLE 10, SECTION 10.09A - PAVEMENT WITHIN 4 FEET OF PROPERTY LINE
  - E. ARTICLE 10, SECTION 10.07G - 10' LANDSCAPED PERIMETER

	GAS VALVE		EX. BUILDING
	FIRE HYDRANT		ABUTTER LINE
	UTILITY POLE SIGN		PROPERTY LINE
	WATER VALVE		PROPOSED PROPERTY LINE
	GAS SHUT OFF		EX. CONCRETE
	WATER SHUT OFF		PROP. CONCRETE
	SEWER MANHOLE		PROP. RETAINING WALL
	TELEPHONE MANHOLE		
	CLEANOUT		
	CATCH BASIN		
	LIGHT FIXTURE		
	EX. FENCE		
	EXIST. VERTICAL GRANITE CURB		
	EX. EDGE OF PAVEMENT		
	PROP. VERTICAL GRANITE CURB		
	PROP. EDGE OF PAVEMENT		
	PROP. EDGE OF WALKWAY		
	PROP. EASEMENT LINE		

RESERVED FOR APPROVAL STAMP AREA




**GRANITE  
ENGINEERING**

civil engineering  
land planning  
municipal services

OWNER:	APPLICANT:
ROMAN CATHOLIC BISHOP OF MANCHESTER 133 ASH STREET MANCHESTER, NH 03104	CURRIER MUSEUM OF ART 150 ASH STREET MANCHESTER, NH 03104

civil engineering • land planning •  
municipal services

[www.GraniteEng.com](http://www.GraniteEng.com)



TAX MAP 18 LOT 23  
147 WALNUT STREET  
MANCHESTER, NEW HAMPSHIRE  
HILLSBOROUGH COUNTY

PROJECT:

TITLE:

HEET: 1 OF 1 1"=20'

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PROGRESS  
PRINT

REVISIONS

TITLE: **BASEMENT**  
PROJECT: **RENOVATIONS TO THE CHANDLER HOUSE**  
147 Walnut Street, Manchester, NH  
for: **THE CURRIER MUSEUM OF ART**

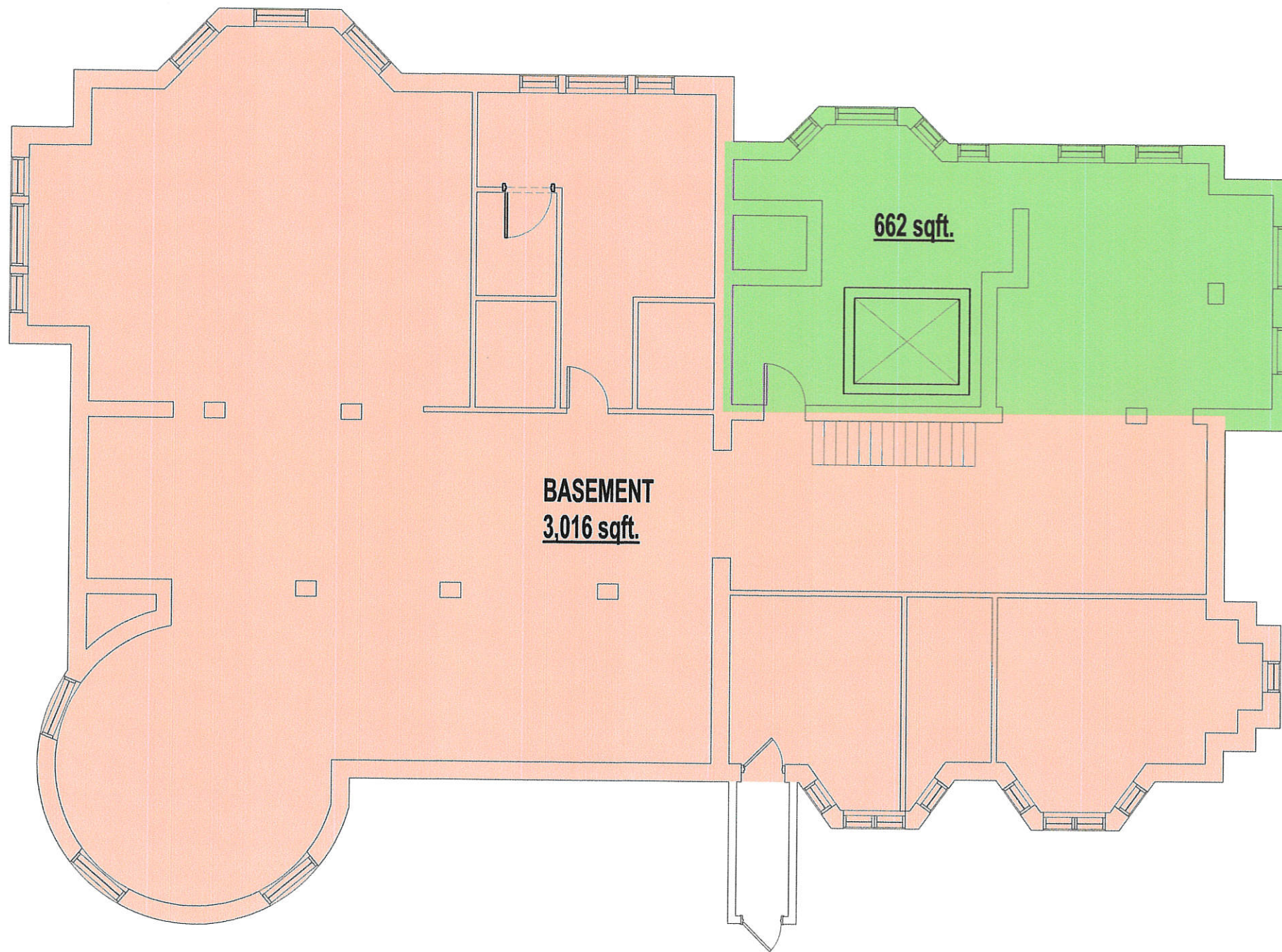
DATE  
9/21/2020

SCALE  
1/4" = 1'-0"

PROJECT  
NO. 20.05

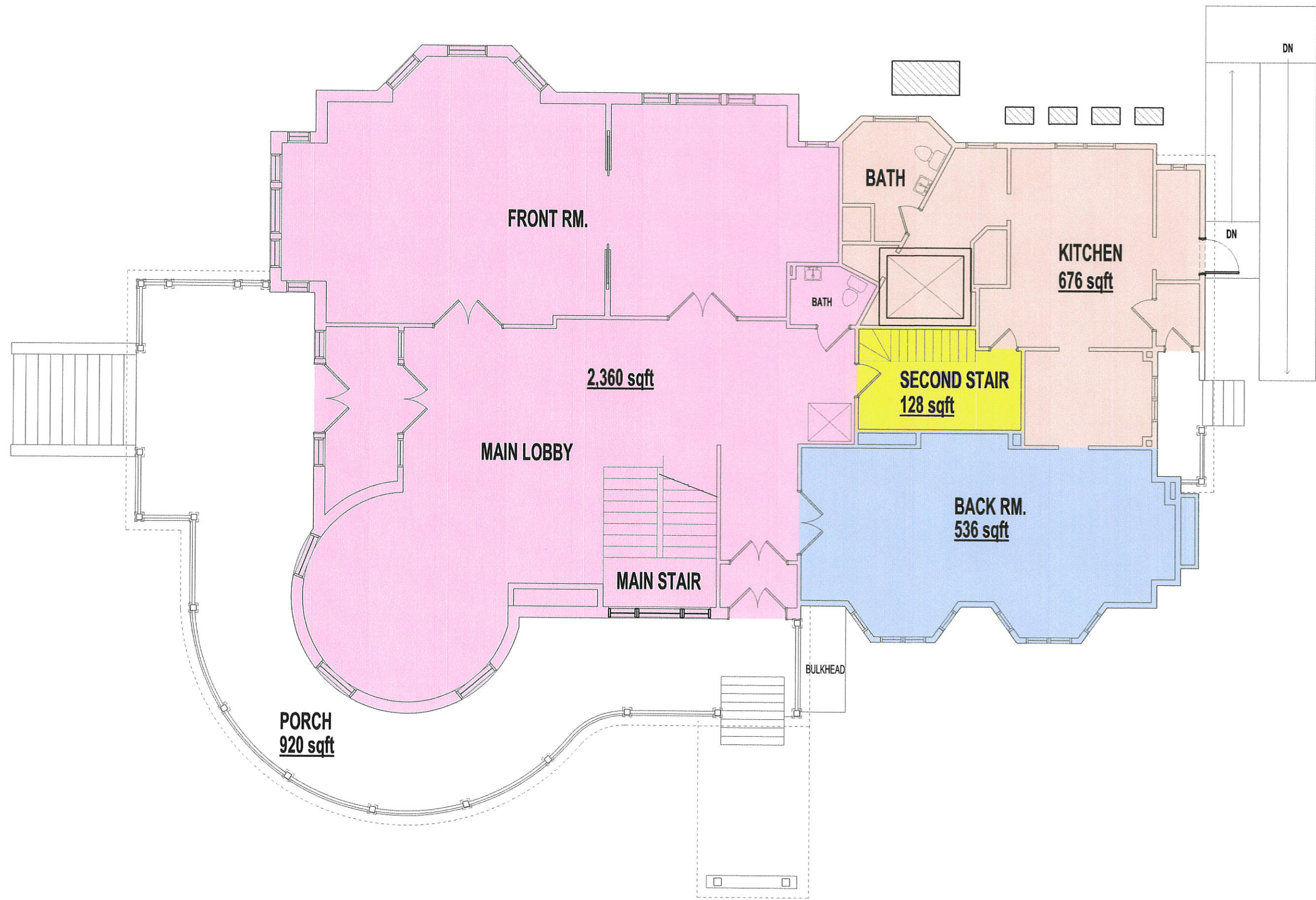
**A1.0**

DRAWING NO.



1 BASEMENT  
A1.0 1/4" = 1'-0"





**1 MAIN FLOOR**  
A1.2 1/4" = 1'-0"



PROGRESS  
PRINT

REVISIONS

TITLE:  
**SECOND FLOOR**

PROJECT:  
**RENOVATIONS TO THE CHANDLER HOUSE**  
147 Walnut Street, Manchester, NH  
for:  
**THE CURRIER MUSEUM OF ART**

DATE  
9/21/2020

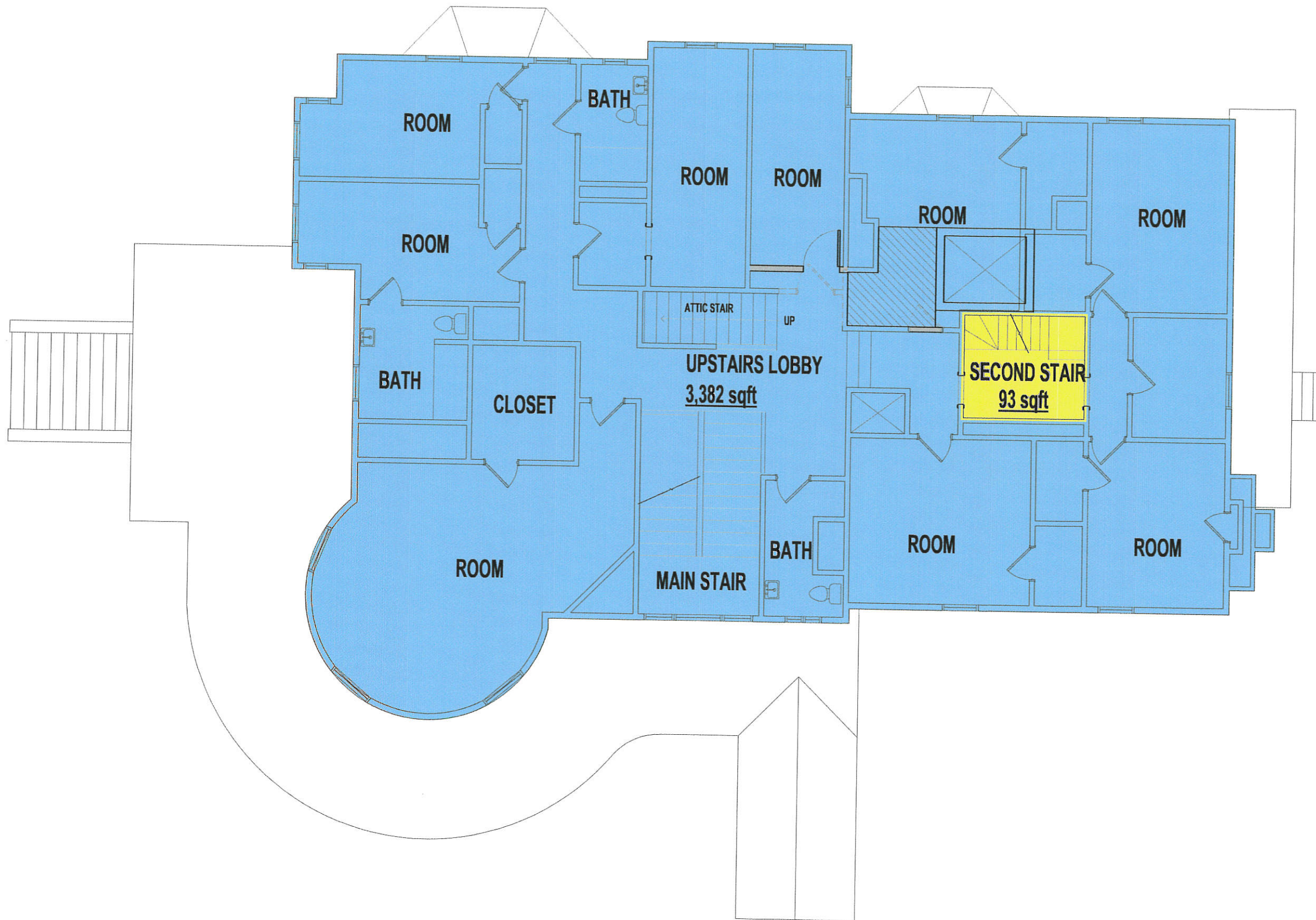
SCALE  
1/4" = 1'-0"

PROJECT  
NO. 20.05

**A1.3**

DRAWING NO.

9/21/2020 6:45:47 PM



1 SECOND FLOOR  
A1.3 1/4" = 1'-0"



**PROGRESS  
PRINT**

REVISIONS

**TITLE:**  
**THIRD FLOOR**

**PROJECT:**  
**RENOVATIONS TO THE CHANDLER HOUSE**  
147 Walnut Street, Manchester, NH  
for:  
**THE CURRIER MUSEUM OF ART**

**DATE**  
9/21/2020

**SCALE**  
1/4" = 1'-0"

**PROJECT  
NO.**  
20.05

**A1.4**

DRAWING NO.

